

PROJECT SUMMARY

ZONING
ML-D (MANUFACTURING LIGHT - DESIGN OVERLAY)

GENERAL PLAN DESIGNATION
LIGHT INDUSTRIAL

CONSTRUCTION TYPE
V-B (CBC), ONE STORY

OCCUPANCY
NON-SEPARATED B, A-3 AND I-4

PROJECT ADDRESS
20920 CHICO STREET, CARSON, CA 90746

SCOPE OF WORK:
EXISTING ONE-STORY REMODEL FOR A SENIOR CARE FACILITY AND ASSOCIATED SITE WORK.

NATURE OF BUSINESS OPERATION:
SENIOR CARE FACILITY PROVIDING PACE (PROGRAM FOR THE AFFILIATED CARE FOR THE ELDERLY) SERVICES TO INDIVIDUALS AGES 55 AND OLDER.

PROJECT DESCRIPTION:
THE PROPOSED SENIOR CARE FACILITY WILL PROVIDE A MULTITUDE OF SOCIAL SERVICES AND AUXILIARY MEDICAL SERVICES TO SENIORS.

BUILDING DATA:
EXISTING 17,792 SF; TYPE V-B; FULLY SPRINKLERED ONE STORY BUILDING. NO ADDITIONAL SQUARE FOOTAGE IS PROPOSED AS PART OF THIS PROJECT.

LOT DATA
APN: 7381025096
LOT SQFT: 59,580 SF

CONSULTANT INDEX

PROPERTY OWNER
THOTH EQUITIES LLC
6709 LA TIJERA BLVD #804
LOS ANGELES CA 90045
310-629-5929
CONTACT: CURTIS JENKINS

DEVELOPER / APPLICANT
MARKET STREET DEVELOPMENT LLC
5930 GRANITE LAKE DRIVE, STE 110
GRANITE BAY, CA 95746
530-682-2676
CONTACT: CHARLES SMYTH

PLAN PREPARER / ARCHITECT
BOULDER ASSOCIATES ARCHITECTS
1651 ALHAMBRA BLVD, STE 120
SACRAMENTO, CA 95816
916-400-2365
CONTACT: JOSE VACA

AGENT
COMPASS COMMERCIAL GROUP INC
8850 AUBURN-FOLSOM RD, SUITE G
GRANITE BAY, CA 95746
916.660.9623
CONTACT: KATY SCHARDT

ELECTRICAL
AURUM CONSULTING ENGINEERS
60 GARDEN COURT, SUITE 210
MONTEREY, CA 93940
831-646-3330
CONTACT: ELDRIDGE O. BELL

CIVIL
ATLAS CIVIL DESIGN INC
872 HIGUERA ST
SAN LUIS OBISPO, CA 93401
213-810-8470
CONTACT: TYLER JOHNSON

LANDSCAPE
SIERRA DESIGN GROUP
5320 BARTON RD
LOOMIS, CA 95650
916-660-9022
CONTACT: DARYL MARTIN

SHEET INDEX

ARCHITECTURE
A1 PRELIMINARY SITE PLAN
A2 MATERIAL BOARD
A3 EXTERIOR ELEVATIONS
A4 OCCUPANCY/ DEPARTMENT FLOOR PLAN
A5 PRELIMINARY ILLUSTRATIVE SITE PLAN
A7 ARCHITECTURAL RENDERINGS
A8 ARCHITECTURAL RENDERINGS
A9 ARCHITECTURAL RENDERINGS
A10 PRELIMINARY FLOOR PLAN
A11 EXISTING FLOOR PLAN
A12 TRASH ENCLOSURE DETAILS

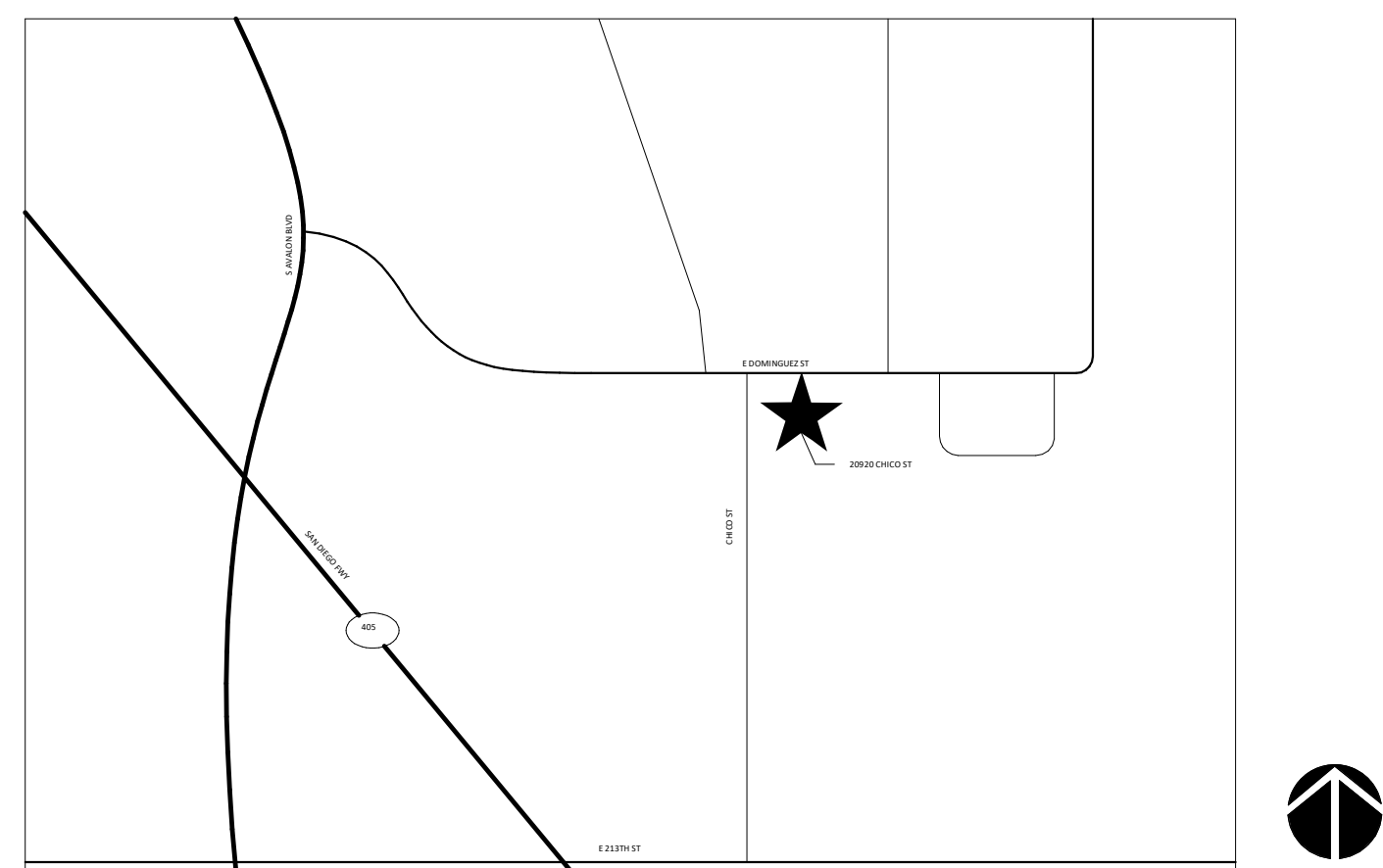
CIVIL
CIVIL SHEET 1 SITE UTILIZATION PLAN
SHEET 1 ALTA SURVEY
SHEET 2 ALTA SURVEY

LANDSCAPE
L1 EXISTING LANDSCAPE PLAN
L2 PROPOSED LANDSCAPE PLAN

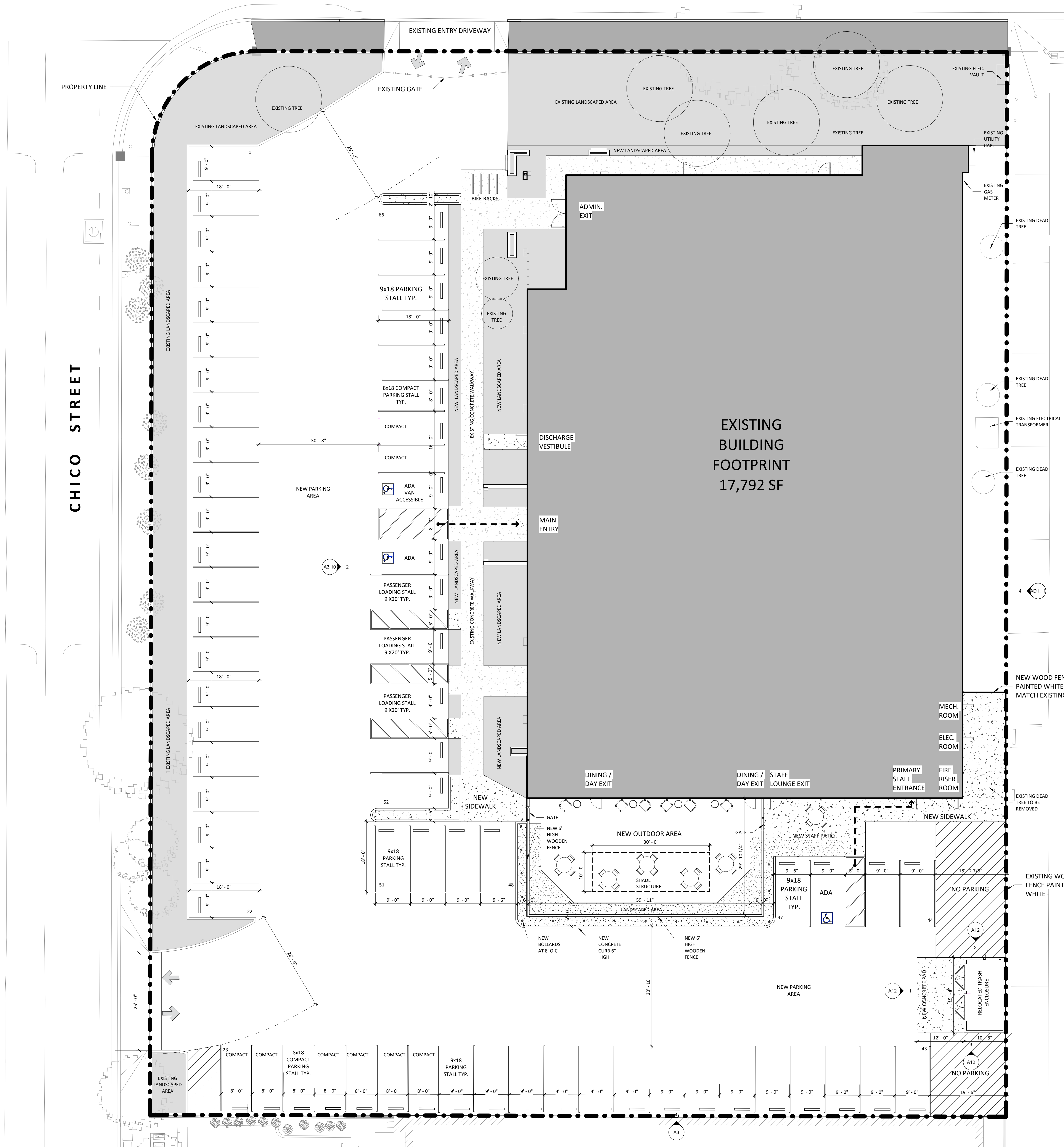
WEST SIDE VIEW



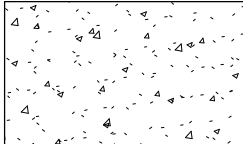

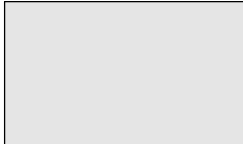
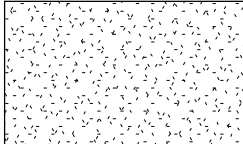
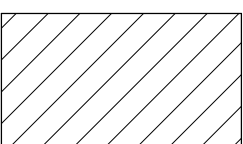
VICINITY MAP



EAST DOMINGUEZ STREET



SITE PLAN LEGEND

-  NEW CONCRETE
-  EXISTING CONCRETE
-  EXISTING LANDSCAPE
-  NEW LANDSCAPE
-  NO PARKING AREA

PARKING INFO

TOTAL : 66 STALLS

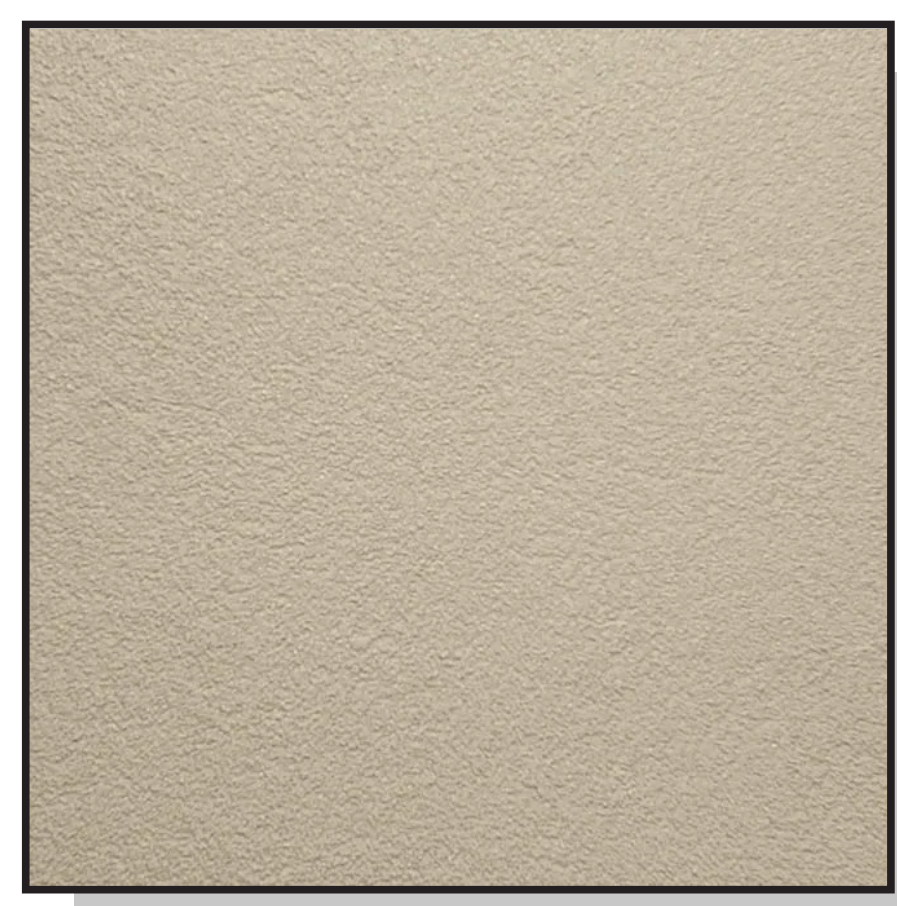
- INCLUDING:
- NEW ADA (2 STANDARD + 1 VAN) 3
 - NEW PASSENGER LOADING STALLS 3
 - NEW STANDARD STALLS 50
 - NEW COMPACT STALLS 10

ALLOWABLE COMPACT STALLS 32
(NOT MORE THAN 1/3 OF TOTAL PARKING)

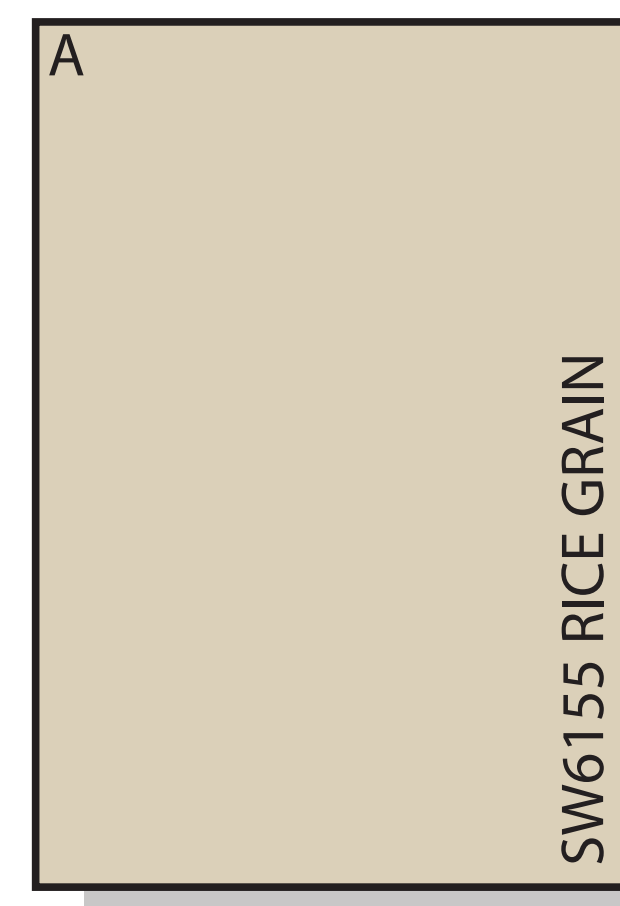
PARKING CALCULATIONS

TYPE OF USE	AREA (SQ. FT)
CLINIC	2702 SF
ADULT CARE (PACE)	9894 SF
OFFICE / ADMINISTRATION	5196 SF
TOTALS	17,792 SF

TYPE OF USE	PARKING RATIO	NO. OF SPACES REQUIRED	NO. OF SPACES PROVIDED
CLINIC	1 PER 300	9	
ADULT CARE (PACE)	1 PER 300	33	
OFFICE / ADMINISTRATION	1 PER 300	17	
TOTALS		59	66



01 EXTERIOR STUCCO
FINE STUCCO FINISH



02 SHERWIN WILLIAMS PAINT
FINE STUCCO FINISH



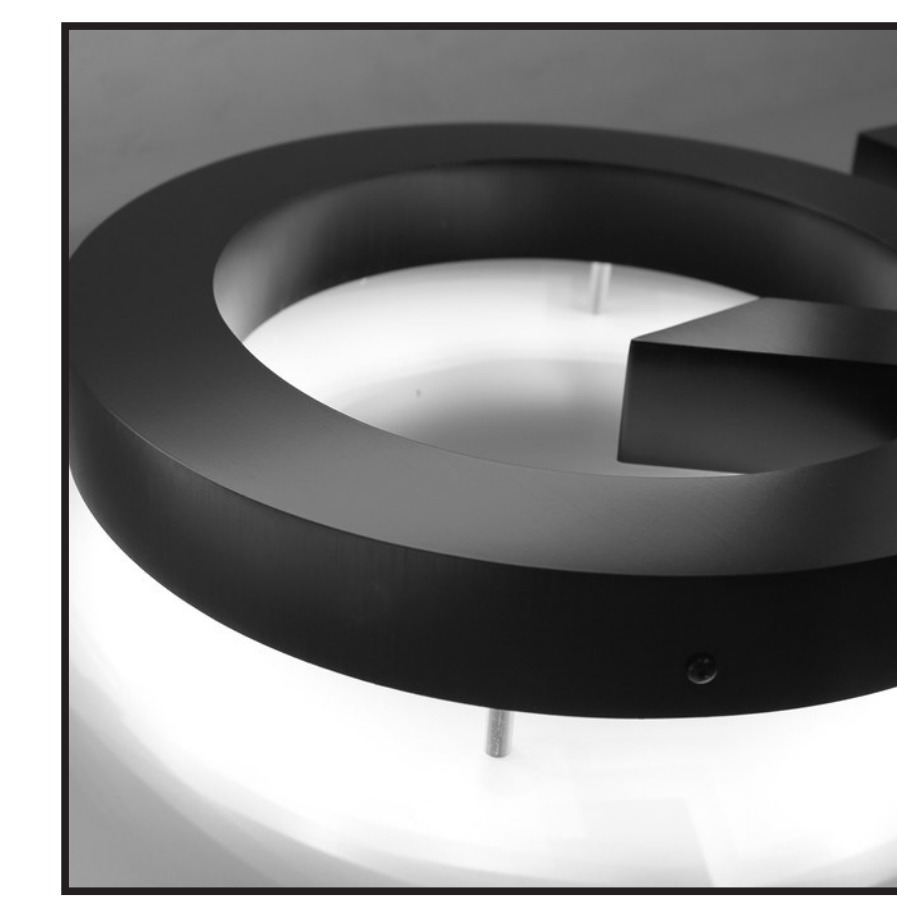
SW004 CURIO GRAY



SW9605 CLOVE



03 TILE VENEER - CROSSVILLE, PORCELAIN STONE
BASALT - MAFIC AV294, RUNNING BOND, SIZE/
PATTERN TBD



04 PAINTED ALUMINUM CHANNEL LETTERS
SW 6831 CLEMATIS, W/ WHITE LED HALO
FINAL SIZE & STYLE TBD. LOCATIONS SHOWN ARE APPROXIMATE



05 STANDING SEAM METAL ROOF
COLOR: DARK BRONZE



06 STANDING SEAM METAL AWNING
COLOR: DARK BRONZE



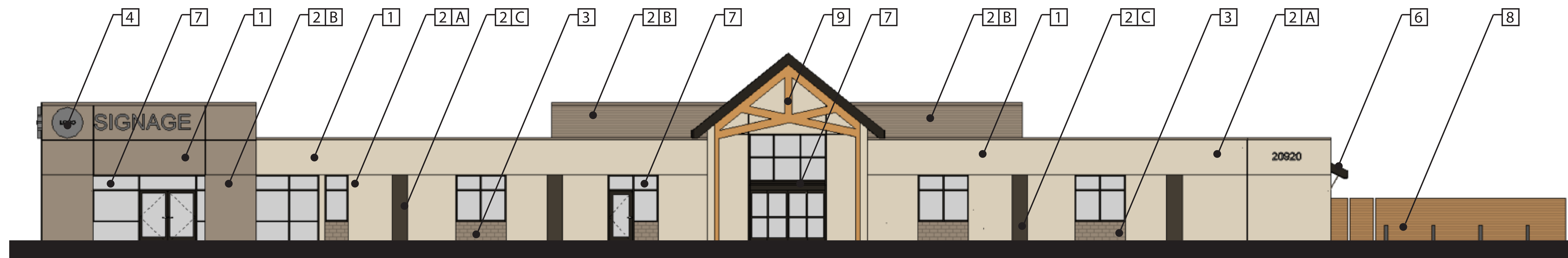
07 STOREFRONT SYSTEM - DARK BRONZE
STOREFRONT WINDOWS - DARK BRONZE



08 WOOD FENCE

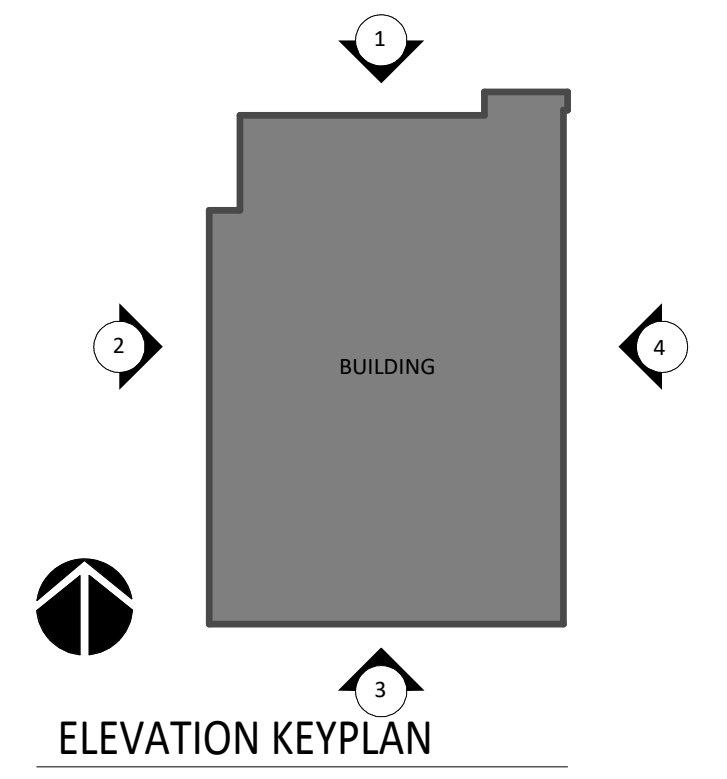
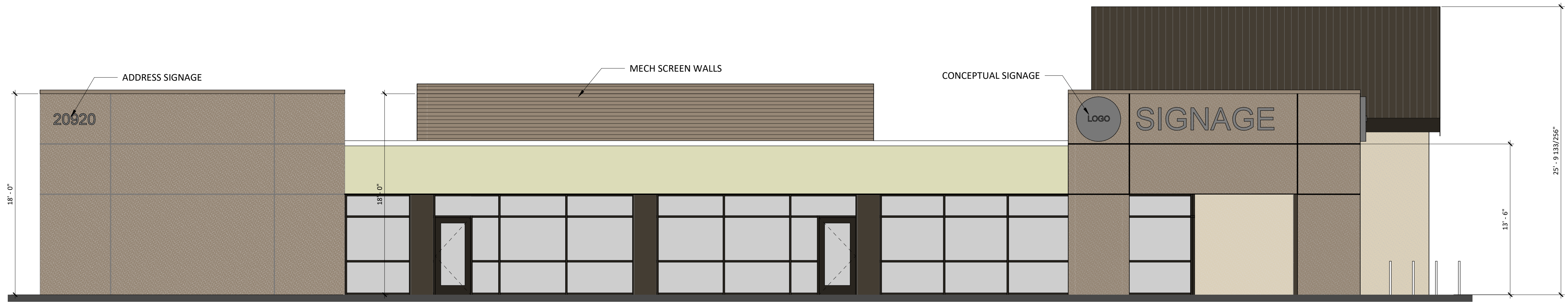


09 EXPOSED WOOD TRUSS



SIGNAGE

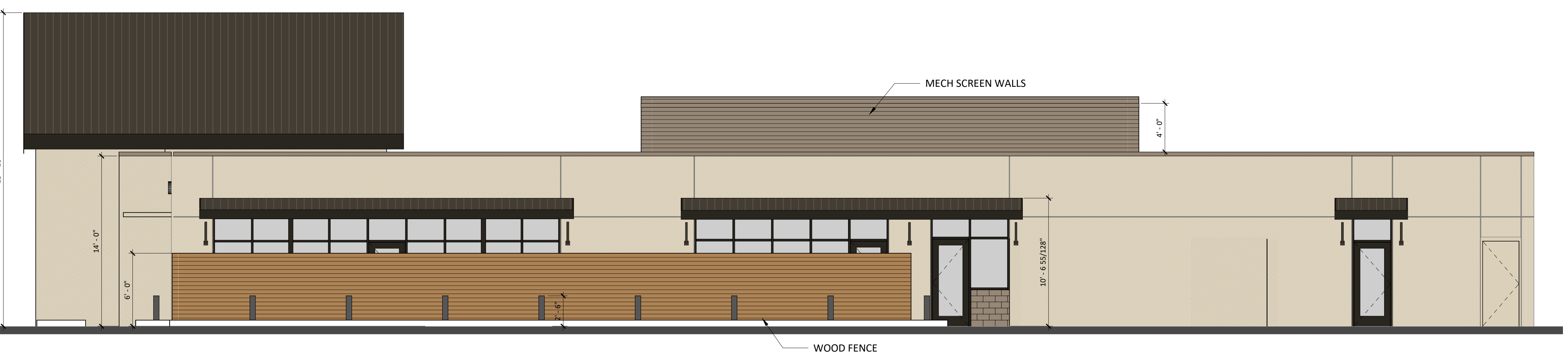
20920



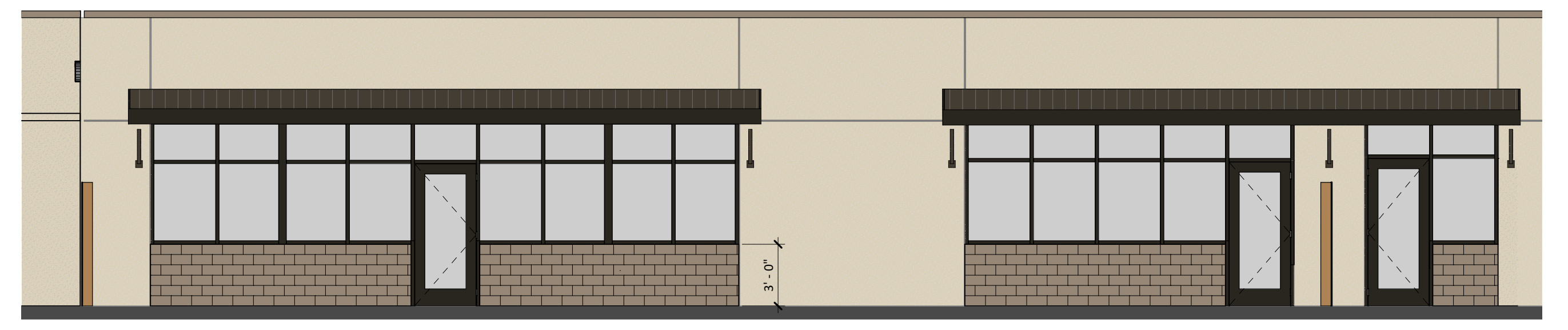
1 NORTH ELEVATION COLOR
A3 3/16" = 1'-0"



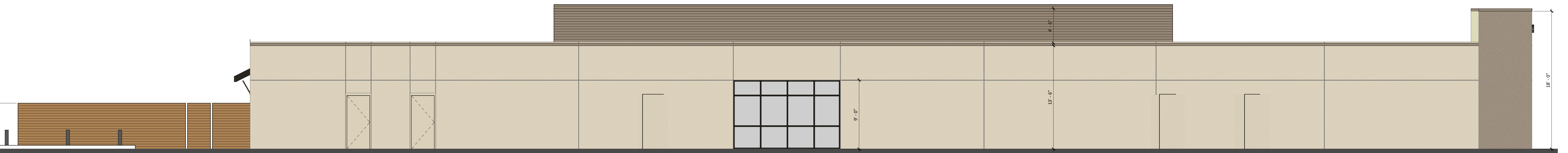
2 WEST ELEVATION COLOR
A3 3/16" = 1'-0"



3 SOUTH ELEVATION COLOR
A3 3/16" = 1'-0"



4 SOUTH ELEVATION (COUTYARD FENCE HIDDEN FOR CLARITY) COLOR
A1 | A3 3/16" = 1'-0"



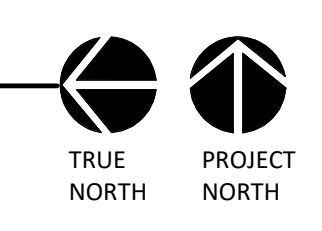
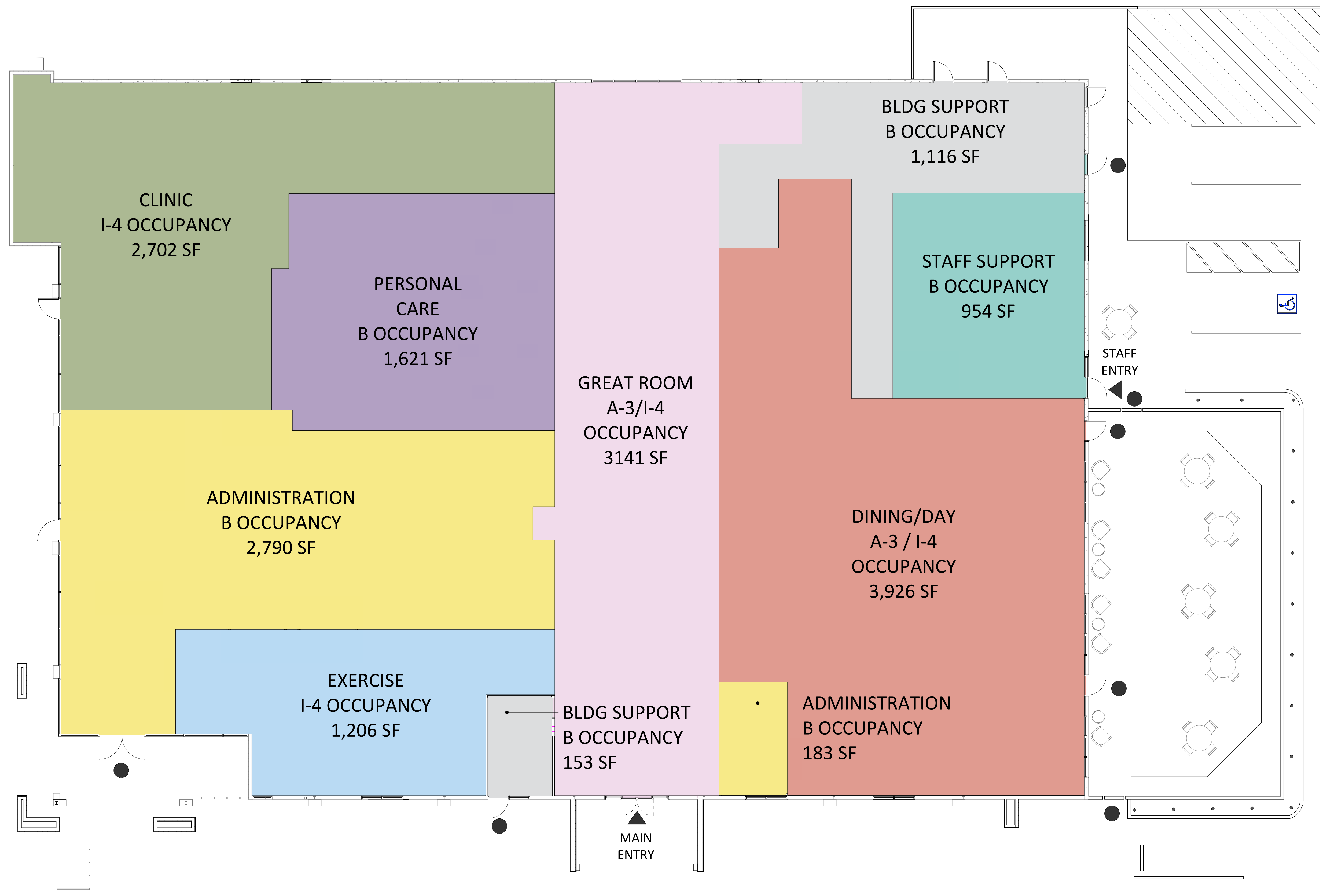
5 EAST ELEVATION COLOR
A1 | A3 3/16" = 1'-0"

GENERAL NOTES
REFER TO MATERIAL BOARD FOR COLORS AND MATERIALS

LEGEND

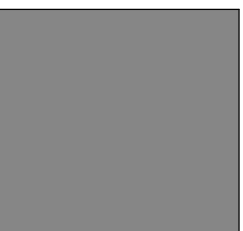
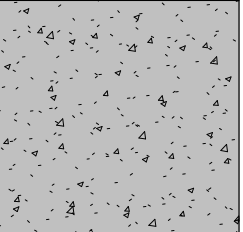



▼ BUILDING ENTRY

● BUILDING EXITS



EAST DOMINGUEZ STREET

ILLUSTRATIVE SITE PLAN LEGEND

-  ASPHALT
-  EXISTING CONCRETE
-  EXISTING LANDSCAPE
-  NEW LANDSCAPE
-  EXISTING TREES



PLAN PREPARED BY:
 BOULDER ASSOCIATES ARCHITECTS
 1651 ALHAMBRA BLVD, STE 120
 SACRAMENTO, CA 95816
 CONTACT: BOB VACA

APPLICANT:
 MARKET STREET DEVELOPMENT, LLC
 5930 GRANITE LAKE DRIVE, STE 110
 GRANITE BAY, CA 95746
 CONTACT: CHARLES SMITH

SENIOR CARE CENTER
 20920 CHICO STREET, CARSON, CA 90746
 PRELIMINARY ILLUSTRATIVE
 SITE PLAN

A5



NORTH SIDE VIEW

MARKET STREET DEVELOPMENT
 MARKET STREET DEVELOPMENT, LLC
 5930 GRANITE LAKE DRIVE, STE 110
 GRANITE BAY, CA 95746
 CONTACT: CHARLES SWATH

SENIOR CARE CENTER
 20920 CHICO STREET, CARSON, CA 90746
 ARCHITECTURAL RENDERINGS
 04/19/2022

APPLICANT:
 MARKET STREET DEVELOPMENT, LLC -
 5930 GRANITE LAKE DRIVE, STE 110 -
 GRANITE BAY, CA 95746 -
 CONTACT: CHARLES SWATH

PLAN PREPARED BY:
 BOULDER ASSOCIATES ARCHITECTS
 1651 ALHAMBRA BLVD, STE 120
 SACRAMENTO, CA 95816
 CONTACT: JOSE VAICA





WEST SIDE VIEW

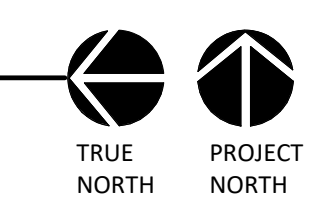
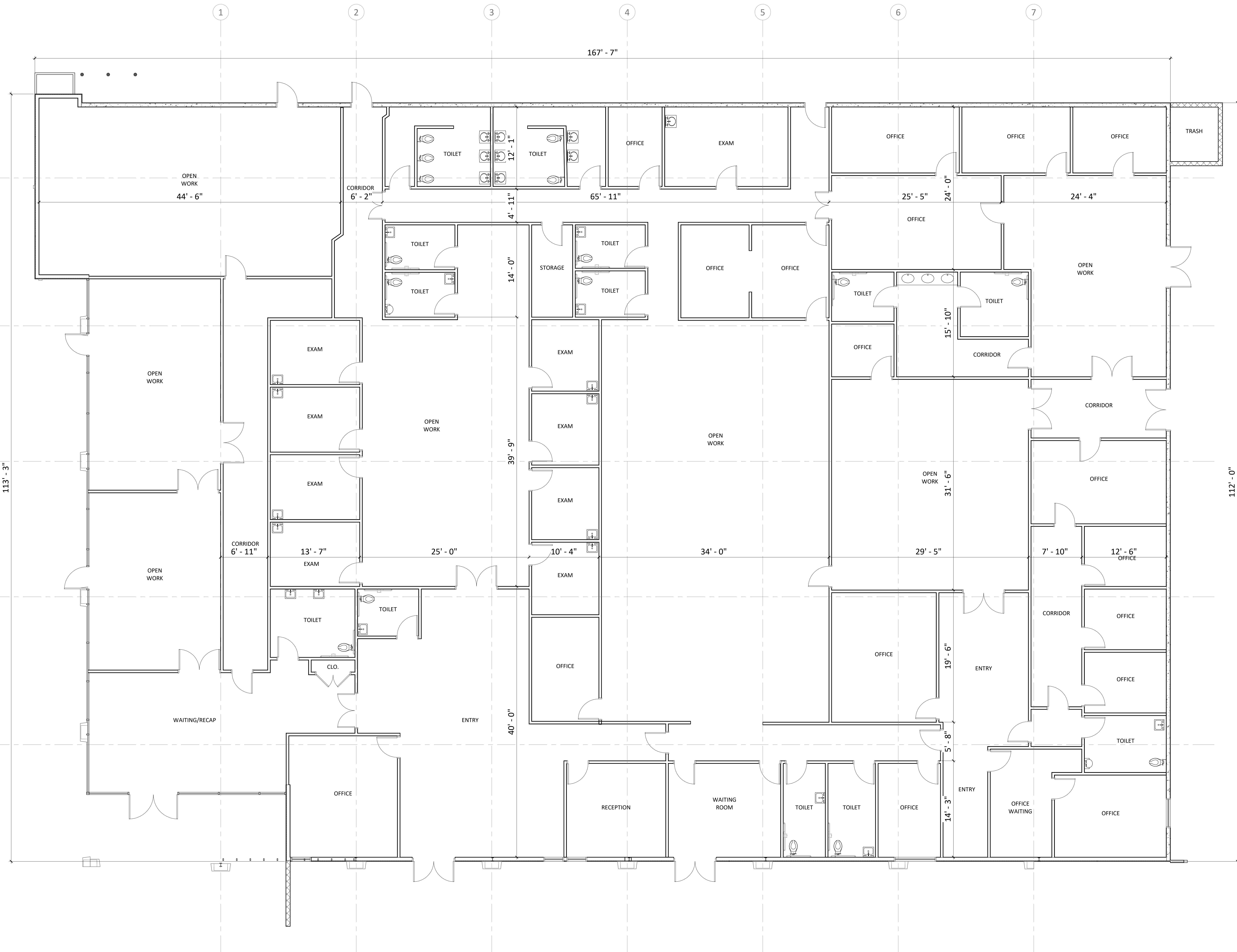


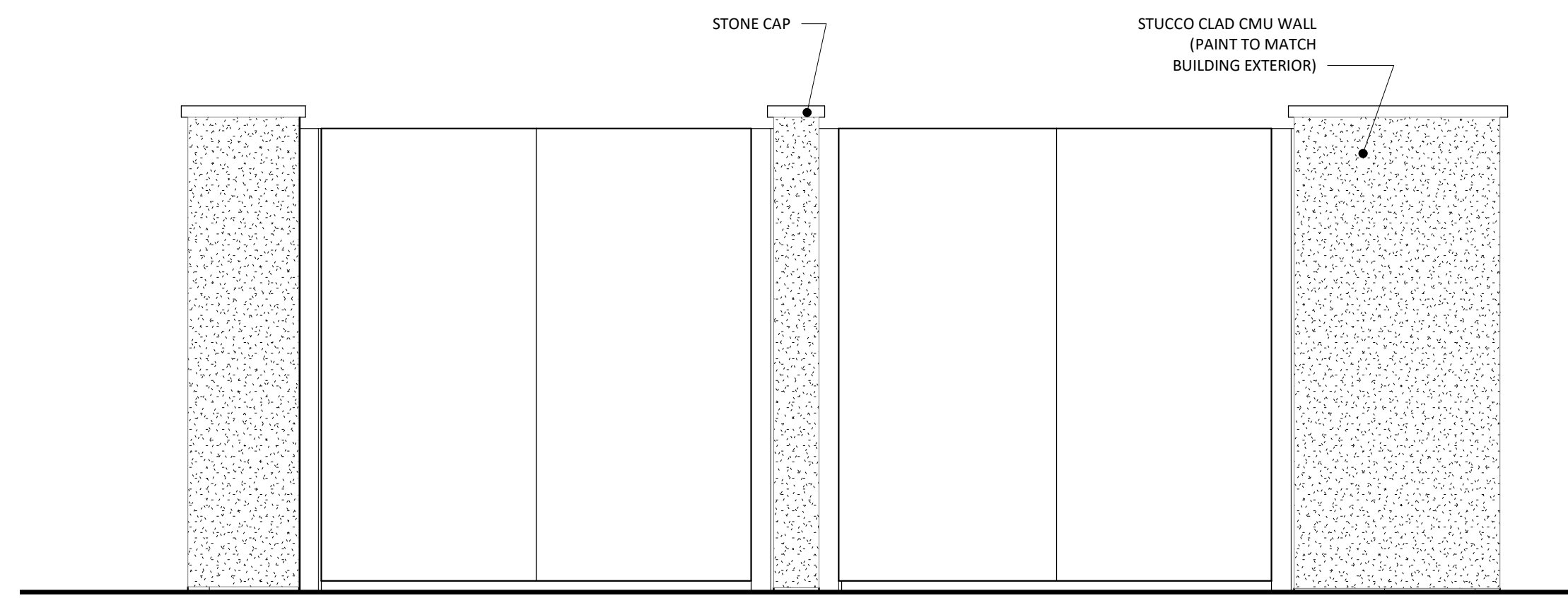
SOUTH SIDE VIEW



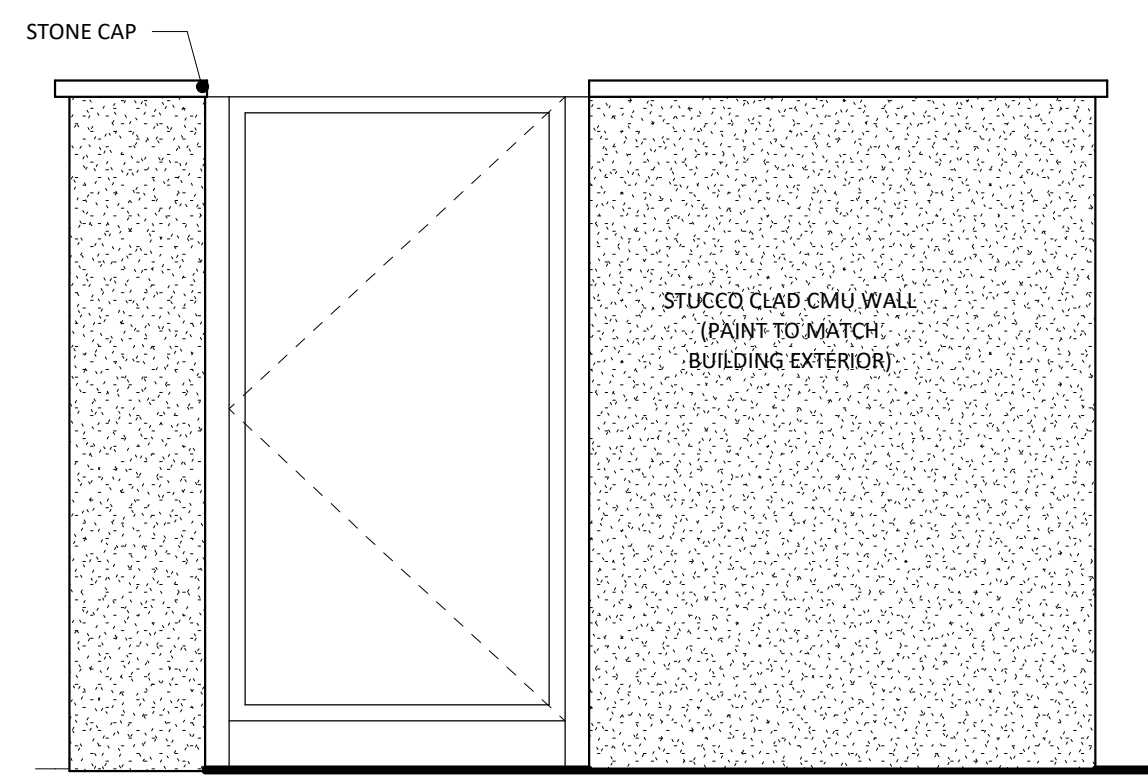
LEGEND

- BUILDING ENTRY
- BUILDING EXITS

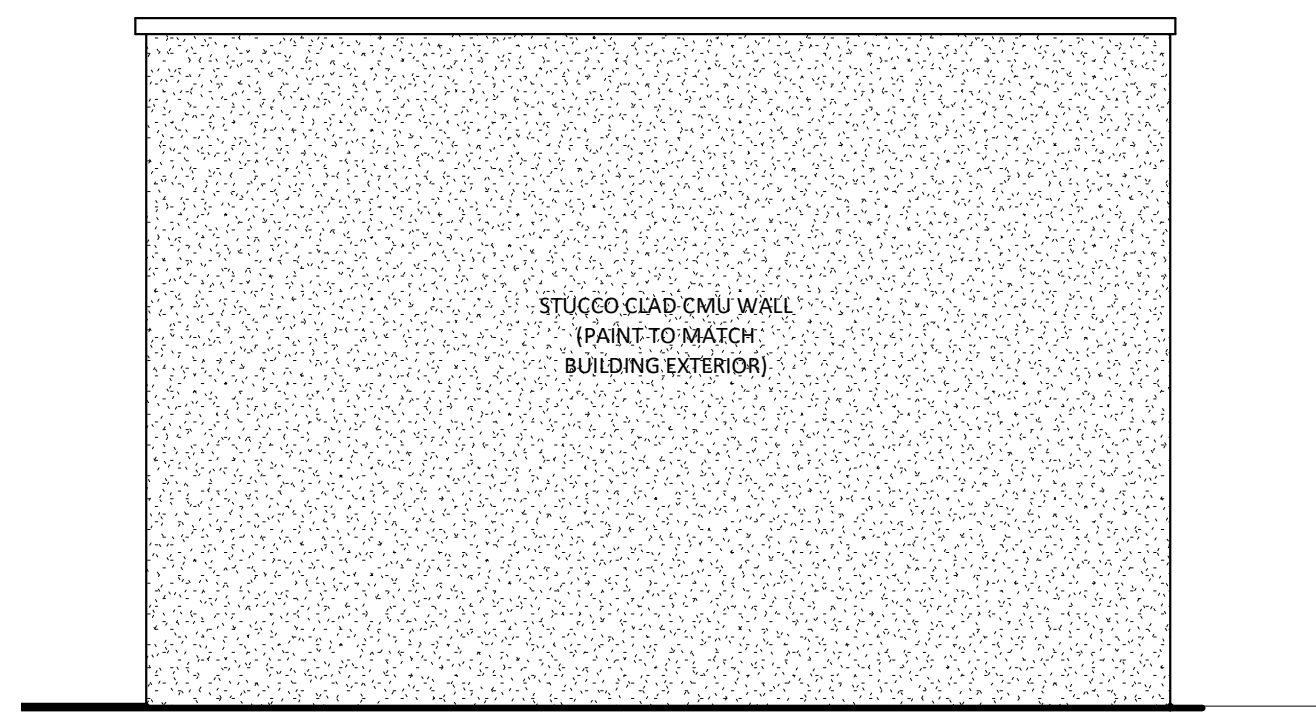




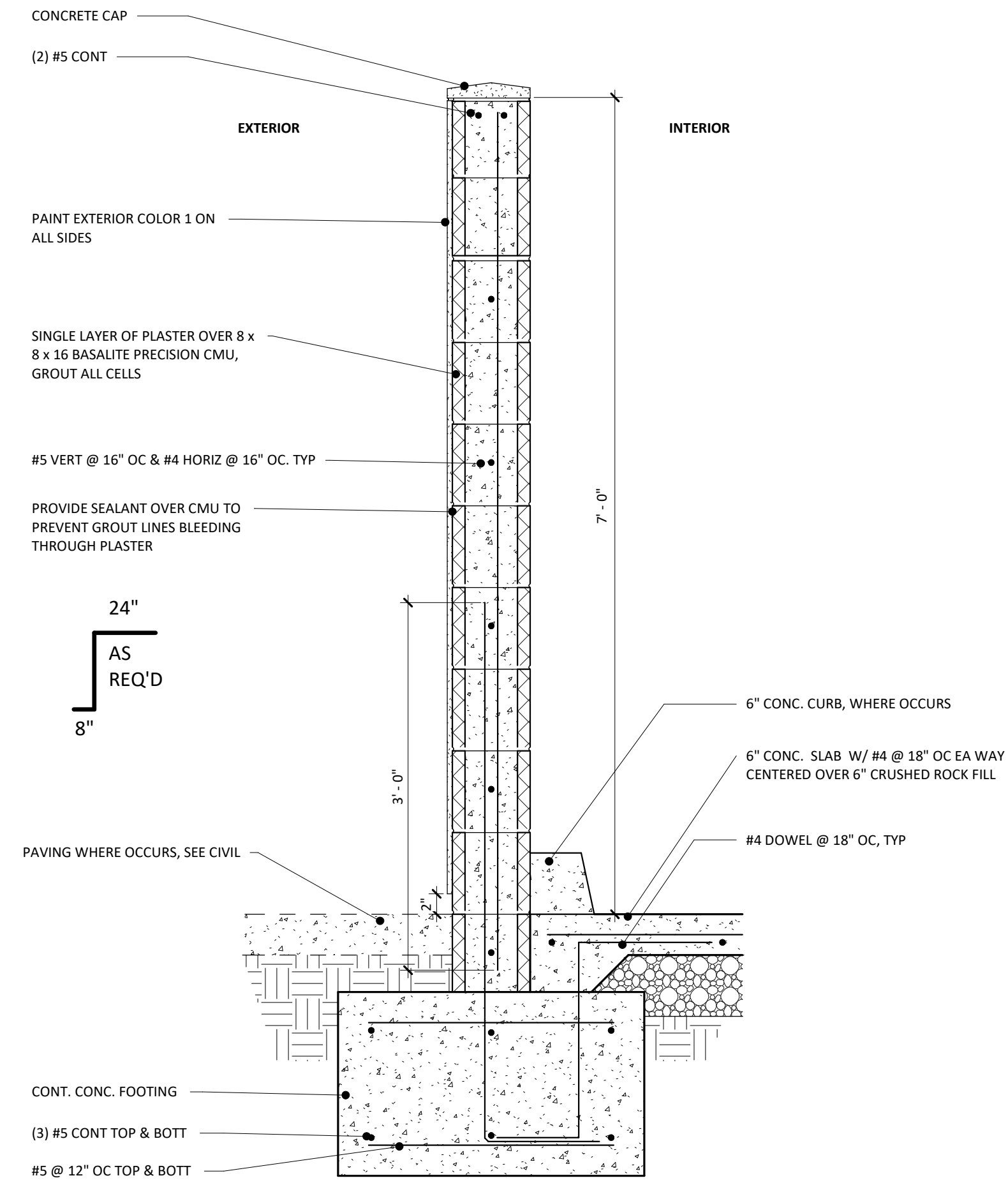
1 TRASH ENCLOSURE - WEST
A1 | A12 1/2" = 1'-0"



2 TRASH ENCLOSURE - NORTH
A1 | A12 1/2" = 1'-0"

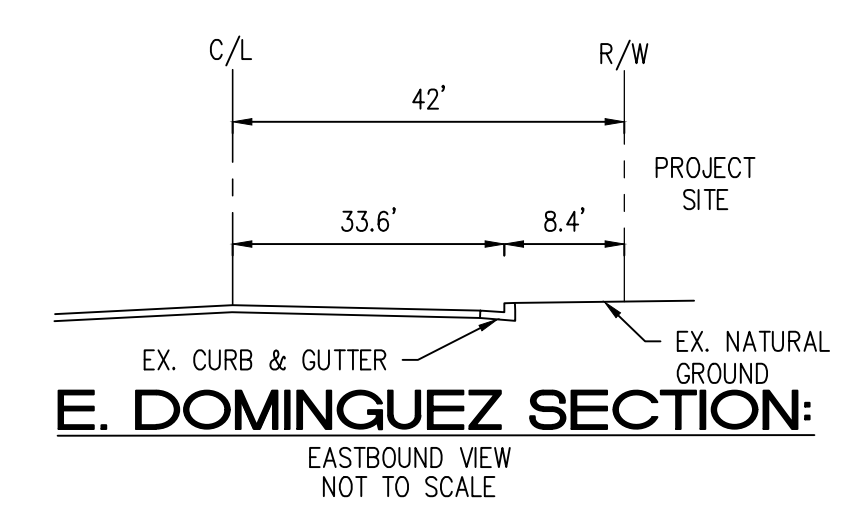
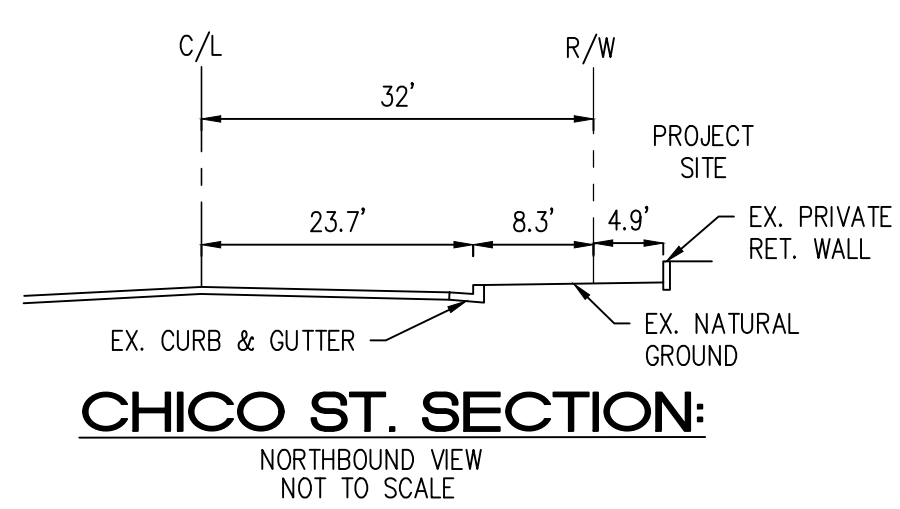
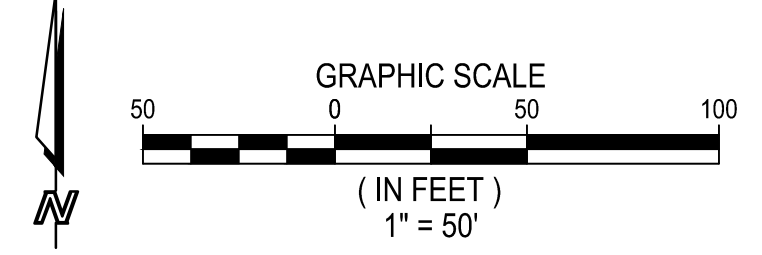
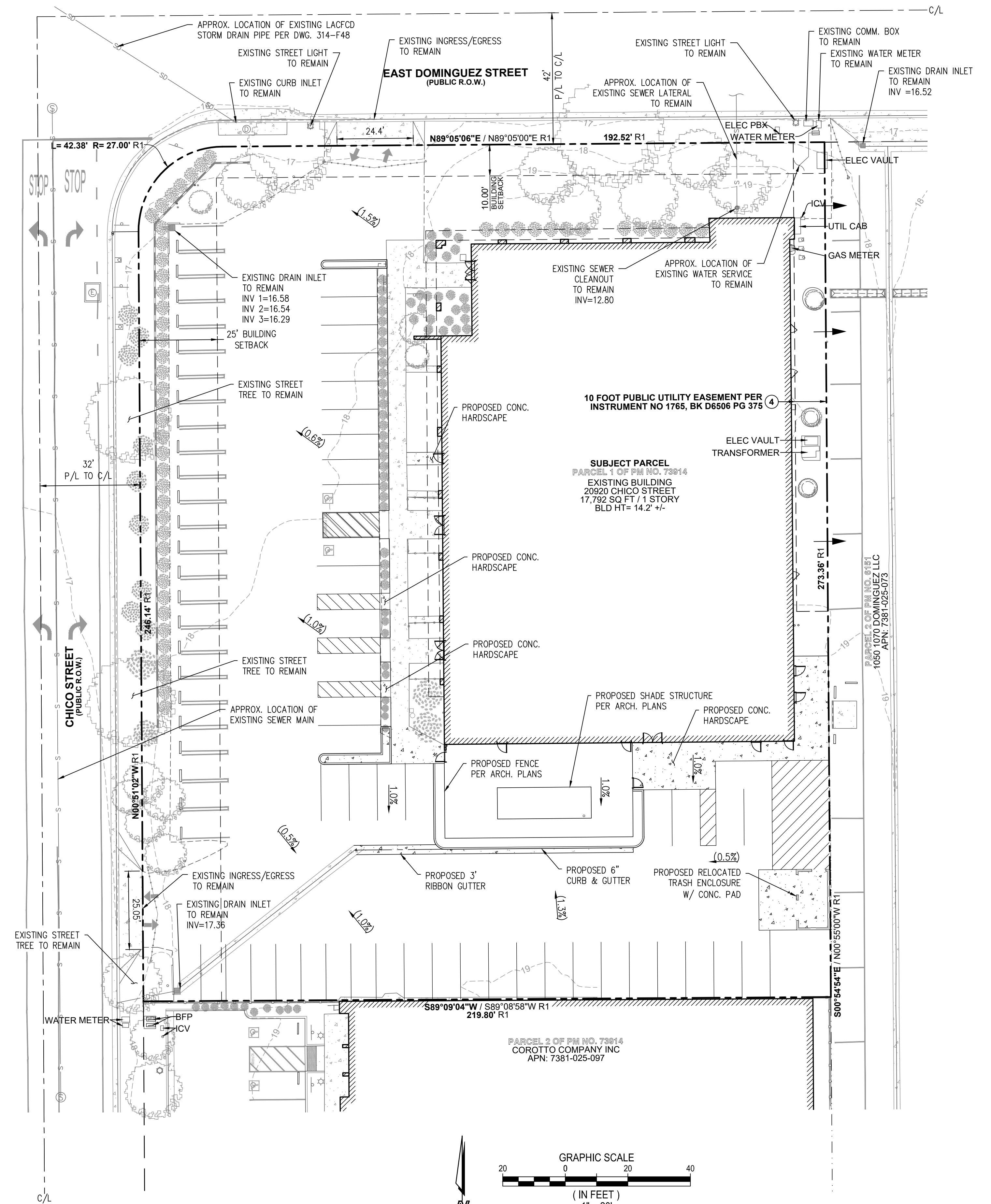


3 TRASH ENCLOSURE - SOUTH
A1 | A12 1/2" = 1'-0"



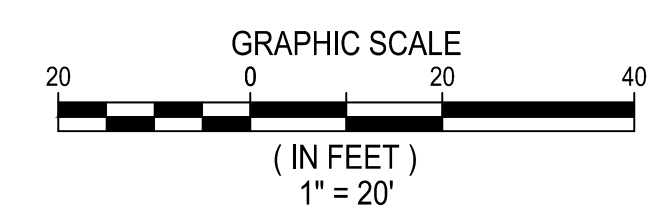
4 TRASH ENCLOSURE WALL SECTION
A12 1" = 1'-0"

SITE UTILIZATION PLAN



NOTES:
SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

SITE INFORMATION:
ADDRESS: 20920 CHICO STREET, CARSON, CA 90746
ZONING: MANUFACTURING LIGHT (ML)
LAND USE: LIGHT INDUSTRIAL

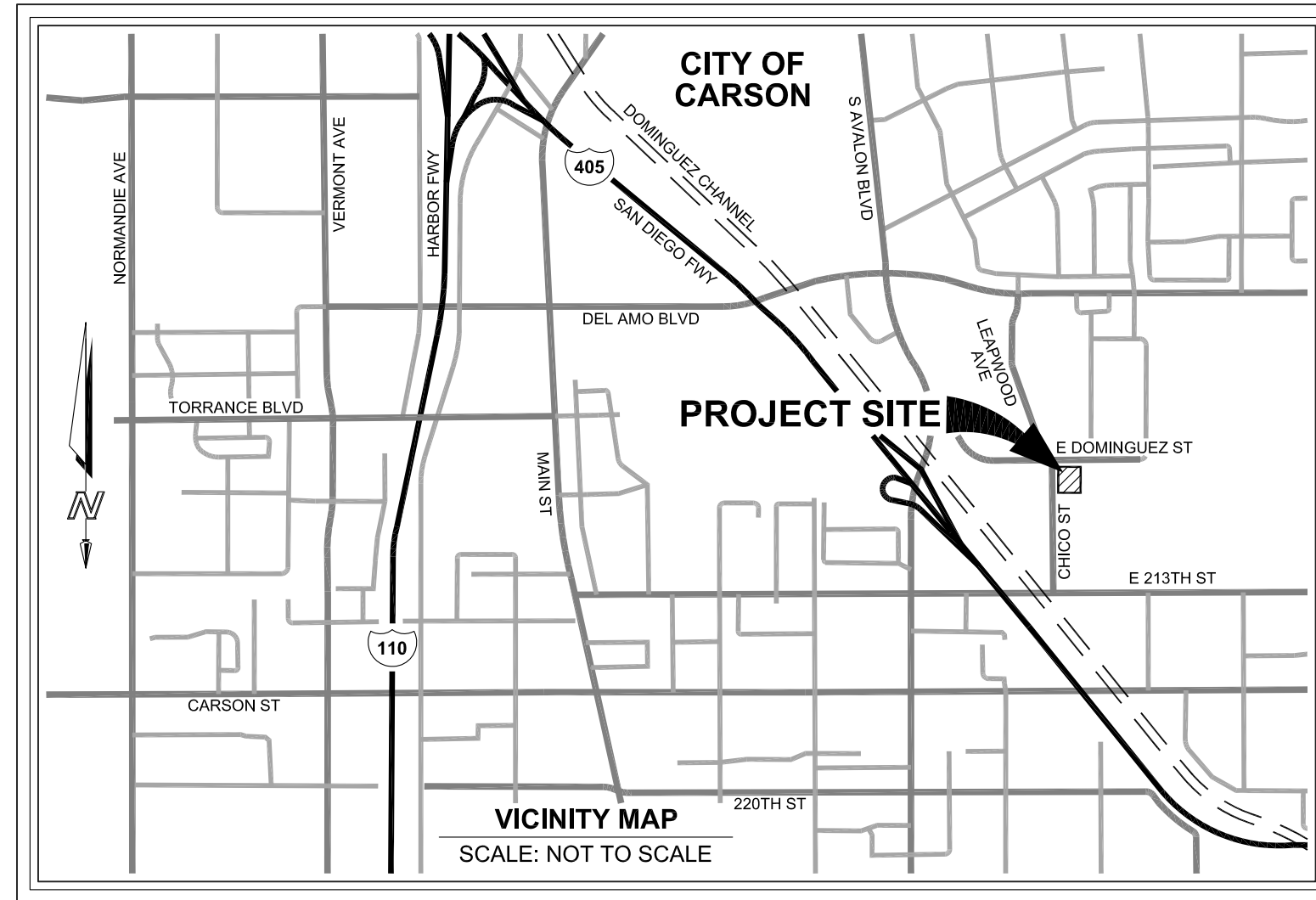


SCALE: SEE SHEET
DATE: 12/16/21
JOB NO: 21-116
SHEET: 1 OF 1



ALTA/NSPS LAND TITLE SURVEY

PARCEL 1 OF PARCEL MAP 73914, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 392, PAGES 76 AND 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



LEGAL DESCRIPTION TITLE REPORT ORDER NO: 00160649-987-OC1-K27

SUBJECT PARCEL: APN: 7381-025-098
 PARCEL 1 OF PARCEL MAP 73914, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 392, PAGES 76 AND 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL 100 PERCENT OF THE OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES WHICH LIE BELOW A PLANE PARALLEL TO AND 500 FEET BELOW THE NATURAL SURFACE OF SAID LAND WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND TO EXPLORE FOR, DEVELOP OR REMOVE SAID SUBSTANCES, BUT WITH FULL RIGHT TO EXPLORE FOR, DEVELOP AND REMOVE THE SAME BY MEANS OF WELLS OR EQUIPMENT HAVING SURFACE LOCATIONS OUTSIDE THE OUTER BOUNDARIES OF SAID LAND PROPERTY AS EXCEPTED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 8, 1963 IN BOOK D-2250, PAGE 752, OFFICIAL RECORDS, AS INSTRUMENT NO. 5444.

SCHEDULE B - SECTION II EXCEPTIONS

NOTE: THE INFORMATION SHOWN HEREON IS PER TITLE REPORT ORDER NO: 00160649-987-OC1-K27 DATED AUGUST 26, 2021 BY CHICAGO TITLE INSURANCE COMPANY. NO RESPONSIBILITY OF COMPLETENESS OR ACCURACY OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

CIRCLED INDEX NUMBERS SHOWN BELOW INDICATE SCHEDULE B ITEMS WHICH BOTH AFFECT THE PROPERTY, AND HAVE SUFFICIENT MATHEMATICAL DATA TO BE SHOWN GRAPHICALLY, THESE ITEMS ARE SHOWN ON SHEET 2. ITEMS SHOWN WITHOUT CIRCLES ARE DEEMED TO BE "NOT PLOTTABLE" DUE TO THE LACK OF SUFFICIENT MATHEMATICAL DATA, OR THEY DO NOT DIRECTLY AFFECT THE SUBJECT PROPERTY.

- A PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2021-2022.
- B THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PIPELINES
 RECORDING NO: IN BOOK 1515, PAGE 265, OFFICIAL RECORDS
 AFFECTS: SAID LAND (NOT PLOTTABLE FROM AVAILABLE RECORDS)

- 3 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: MAY 1, 1974
 RECORDING NO: AS INSTRUMENT NO. 2597, IN BOOK M-4675, PAGE 31, OFFICIAL RECORDS
 (AFFECTS, NOT A SURVEY MATTER)

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

- 4 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: DECEMBER 19, 1974
 RECORDING NO: AS INSTRUMENT NO. 1765, IN BOOK D6506, PAGE 375, OFFICIAL RECORDS
 AFFECTS: THE NORTH 150 FEET OF THE EAST 10 FEET OF SAID LAND (AFFECTS, PLOTTABLE AS SHOWN)

- 5 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT AGENCY: THE CARSON CONSOLIDATED PROJECT AREA
 RECORDING DATE: OCTOBER 19, 2010
 RECORDING NO: AS INSTRUMENT NO. 20101493638, OFFICIAL RECORDS (AFFECTS, NOT A SURVEY MATTER)

- 6 A COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) & NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) BMPS

EXECUTED BY: DA VITA HEALTH CARE PARTNERS, INC.
 IN FAVOR OF: COUNTY OF LOS ANGELES
 RECORDING DATE: AUGUST 23, 2016
 RECORDING NO: AS INSTRUMENT NO. 20161003003, OFFICIAL RECORDS (AFFECTS, NOT A SURVEY MATTER)

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

- 7 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RESTRICTIVE COVENANT AGREEMENT
 DATED: JUNE 8, 2017
 EXECUTED BY: THOTH EQUITIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND GENESIS KC DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 RECORDING DATE: JUNE 28, 2017
 RECORDING NO: AS INSTRUMENT NO. 20170720491, OFFICIAL RECORDS (AFFECTS, NOT A SURVEY MATTER)

- 8 PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

- 9 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

- 10 ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

- 11 MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

- 12 ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

SURVEY NOTES

- 1 THIS SURVEY WAS PERFORMED ON OCTOBER 22, 2021.
- 2 NO UTILITY PLANS/OR REPORTS WERE PROVIDED BY THE CLIENT. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE COMBINED WITH RECORD INFORMATION THAT COULD BE ACQUIRED FROM THE PUBLIC UTILITY PROVIDERS AND GOVERNING AGENCIES, AS AVAILABLE. THIS SURVEY DOES NOT REPLACE THE NEED FOR EXCAVATION OR "POTHOLING" TO ASCERTAIN PRECISE DEPTHS AND LOCATIONS OF BURIED UTILITIES.
- 3 THERE ARE NO SPRINGS, STREAMS, RIVERS, PONDS OR LAKES BORDERING ON OR RUNNING THROUGH THE PROPERTY.
- 4 THERE WAS NO EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON PROPERTY, HOWEVER, THIS SURVEY WILL NOT OVERWRITE ANY PAST ARCHEOLOGICAL REPORTS, OR SUFFICE IN LIEU OF AN ARCHEOLOGICAL REPORT IN THE FUTURE.
- 5 THERE WAS NO EVIDENCE OF THE PROPERTY USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, HOWEVER, THIS SURVEY WILL NOT OVERWRITE ANY PAST SOILS REPORTS OR SUFFICE IN LIEU OF AN SOILS REPORT IN THE FUTURE.
- 6 AT THE TIME OF WHICH THE SURVEY WAS PERFORMED THERE WAS NO EVIDENCE THAT A STREET WIDENING WAS IN PROGRESS.
- 7 AT THE TIME OF WHICH THE SURVEY WAS PERFORMED ALL BLOCK WALLS WITHIN 5 FEET OF PROPERTY WERE PLUMB.
- 8 AT THE TIME OF WHICH THE SURVEY WAS PERFORMED THERE WAS NO EARTH MOVING, CONSTRUCTION, OR BUILDING ADDITIONS IN PROGRESS.
- 9 THERE ARE NO ENCROACHMENTS.
- 10 THERE ARE NO GAPS OR GORES BETWEEN THE PROPERTIES LISTED WITHIN THE TITLE REPORT LISTED HEREON.
- 11 SUBJECT PROPERTY HAS DIRECT ACCESS FROM CHICO STREET AND EAST DOMINGUEZ STREET, LOCATIONS SHOWN ON SHEET 2.
- 12 THE LANDS SHOWN HEREON ARE THE SAME AS DESCRIBED IN TITLE REPORT ORDER NO: 00160649-987-OC1-K27 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY.

BASIS OF BEARING

BEING THE CENTERLINE OF CHICO STREET, PER PARCEL MAP NO. 73914, BOOK 392, PAGE 77, COUNTY OF LOS ANGELES, A BEARING OF N00°51'02"W.

BENCHMARK INFORMATION

THE OFF-SITE BENCHMARK IS BASED ON NAVD 1988 DATUM. BENCHMARK USED IS LOS ANGELES COUNTY PUBLIC WORKS, SURVEY SECTION, DESIGNATION 79702, BEING A ROAD BENCHMARK TAG IN SOUTHERLY CURB @ SOUTHEASTERLY CORNER BRIDGE ABUT OVER DOMINGUEZ CHANNEL, 16 FEET SOUTH OF & 65 FEET WEST OF CENTERLINE INTERSECTION 213 TH STREET & CHICO STREET, ELEVATION= 21.618 FEET.

ZONING & SETBACKS

SUBJECT PARCEL
 FRONT: 25 FEET
 REAR: 0 FEET
 SIDE: 0 FEET
 STREET SIDE: 10 FEET
 MAX BUILDING HEIGHT: NONE
 MAX BUILDING COVERAGE: NONE LISTED
 ZONE: ML-D (MANUFACTURING LIGHT)

CONTAINS 57 STANDARD PARKING STALLS
 CONTAINS 4 HANDICAP STALLS
 CONTAINS 0 MOTORCYCLE STALLS
 61 TOTAL STALLS

NOTES:

- 1 NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT TO THE SURVEYOR. ALL SETBACK INFORMATION WAS PROVIDED BY THE CITY OF CARSON PLANNING DEPARTMENT WEBSITE <HTTP://CLCARSON.CA.US>. ANY QUESTIONS OR DISCREPANCIES SHOULD BE DIRECTED TO THE CITY AT PHONE NUMBER (310)952-1791, OR AT THE COUNTER AT 701 E CARSON STREET, CARSON CA, 90745. IT IS NOT OUR POLICY TO MAKE CALCULATIONS TO DETERMINE REQUIREMENTS FOR THE SITE, BUT ONLY TO REPORT INFORMATION AS DISCOVERED.
- 2 NO SUBDIVISION OR RE-PLAT IS REQUIRED TO CONVEY THE SURVEYED PROPERTY.

FLOOD DESIGNATION

PER FLOOD INSURANCE RATE MAP NO. 06037C1935F PROJECT SITE LIES IN FLOOD ZONE "X-SHADED".

FLOOD "X-SHADED" DESIGNATION IS DEFINED AS: "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE." PER THE FEMA WEB SITE, MORE INFORMATION CAN BE GATHERED AT WWW.FEMA.GOV.

SHEET INDEX

SHEET 1: PROPERTY / TITLE INFORMATION
 SHEET 2: PROPERTY BOUNDARY / PROCEDURE OF SURVEY / TOPOGRAPHY

OWNERS

THOTH EQUITIES LLC

SURVEYOR'S CERTIFICATE

TO CHICAGO TITLE INSURANCE COMPANY AND THOTH EQUITIES LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2 THROUGH 5, 6(A)(B), 7(A)(B)(1)(C), 8, 9, 13 THROUGH 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2021.

DATE OF PLAT OR MAP: _____

FOR LEGAL AND TITLE REVIEW ONLY

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 Tel: 1-888-364-1973
 Fax: 1-866-827-4937



DATE	REVISIONS	BY

DATE	REVISIONS	BY

ALTA/NSPS LAND TITLE SURVEY
 20920 CHICO STREET, CITY OF
 CARSON, COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

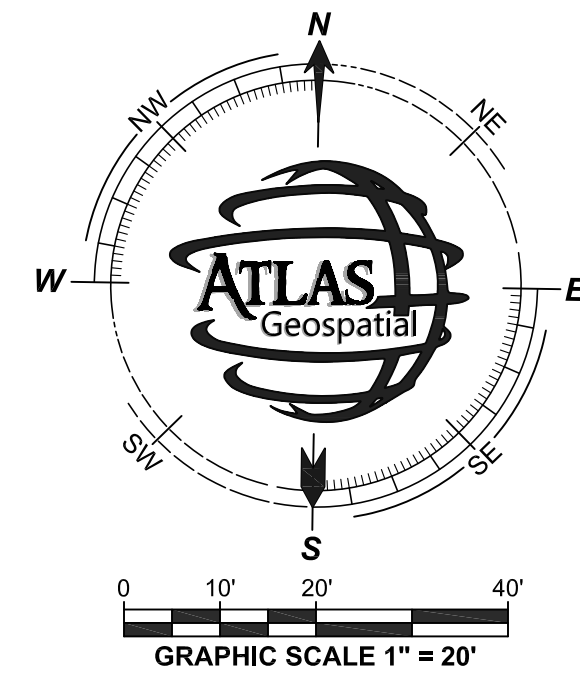
PROJECT NUMBER: 21-116
DWG NAME: 21-116 WELBE CARSON
PREPARED BY: EG/AM DATE: 11.02.2021
CHECKED BY: JAA/WWW DATE: 11.02.2021

REVISION	SHEET
0	1 of 2

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ATLAS GEOSPATIAL WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ATLAS GEOSPATIAL. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS GEOSPATIAL IS FORBIDDEN.

ALTA/NSPS LAND TITLE SURVEY

PARCEL 1 OF PARCEL MAP 73914, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 392, PAGES 76 AND 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



RECORD LEGEND

XX INDICATES A DIMENSION THAT IS MEASURED OR CALCULATED FROM MEASURED DISTANCES.
R1 INDICATES A DIMENSION PER PM NO. 73914.

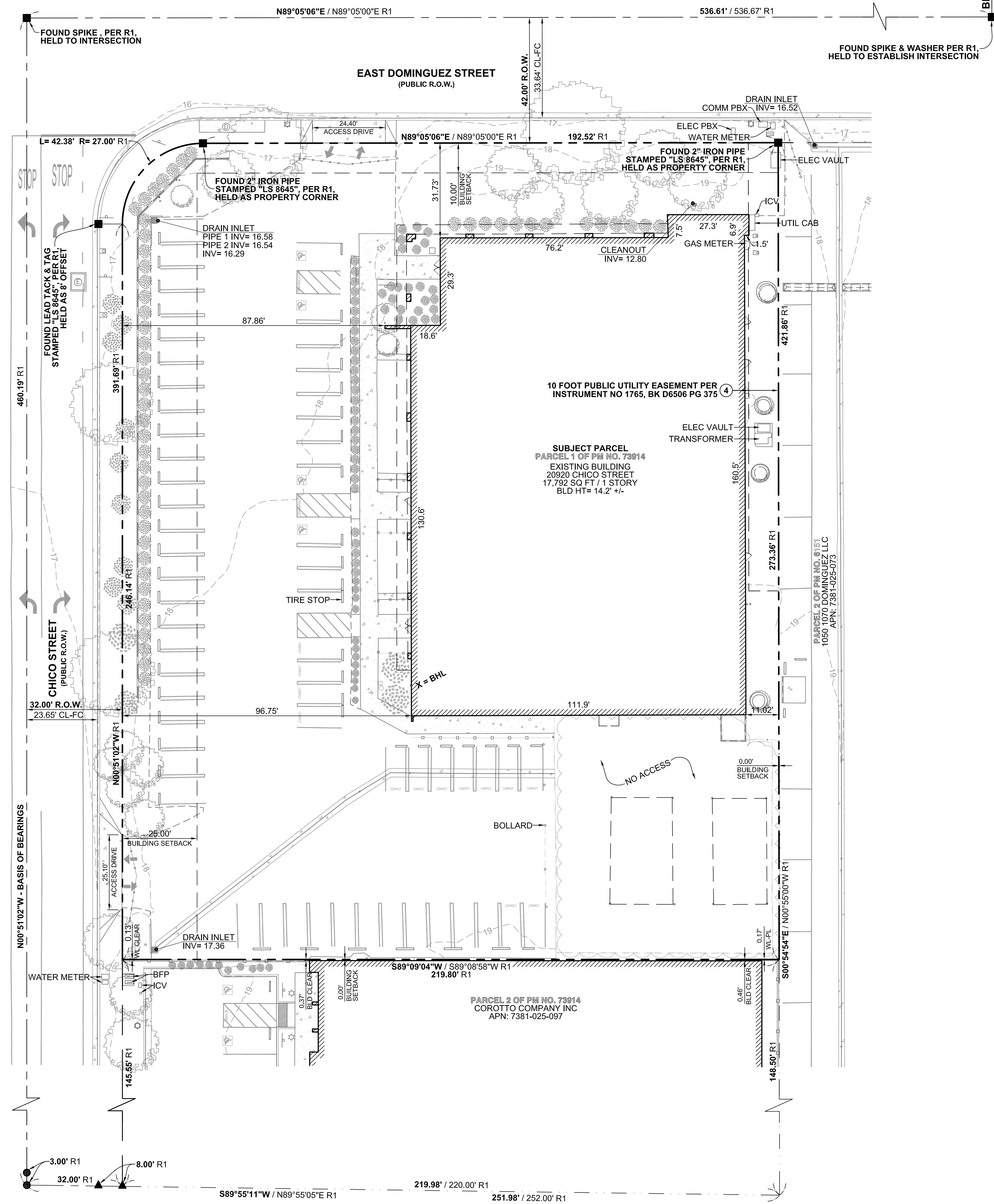
PARCEL INFORMATION

SUBJECT PARCEL
BEING PARCEL 1 AS RECORDED IN BK. 392, PG. 76
APN: 7381-025-096
SQ. FT. = 99,857,262 / 1,374 ACRES
ZONING: M-LD (MANUFACTURING LIGHT)

LEGEND

NOTE: ALL SYMBOLS OR LINETYPES SHOWN BELOW MAY NOT BE INCORPORATED ON THIS DRAWING.

- PROPERTY BOUNDARY LINE
- - - PROPOSED LEASE AREA
- CENTERLINE
- - - INDETERMINATE BOUNDARY LINE
- - - EASEMENT LINE
- - - 335 - EXISTING CONTOURS
- - - OH ELEC - OVERHEAD ELECTRICAL LINE
- - - COMM - COMMUNICATION LINE
- - - X - X - EXISTING CHAIN LINK FENCE
- - - O - O - EXISTING WROUGHT IRON FENCE
- - - BLOCK WALL
- - - INDICATES RESTRICTED ACCESS
- - - ZONING BOUNDARY
- APN - ASSESSORS PARCEL NUMBER
- R.O.W. - RIGHT OF WAY
- PL - PROPERTY LINE
- CL - CENTER LINE
- FC - FACE OF CURB
- WL - WALL
- FN - FENCE
- INV - INVERT
- ICV - IRRIGATION CONTROL VALVE
- PBX - PULLBOX
- FDC - FIRE DEPARTMENT CONNECTION
- PIV - POST INDICATOR VALVE
- BFP - BACKFLOW PREVENTOR
- ELEC - ELECTRIC
- COMM - COMMUNICATION
- X=BHL - BUILDING HEIGHT LOCATION
- FIRE HYDRANT
- LIGHT WITH CONCRETE BASE
- WATER VALVE
- GAS VALVE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- GREASE INTERCEPTOR MANHOLE
- COMMUNICATION MANHOLE
- X 519.06 - SPOT ELEVATIONS
- STREET SIGN
- UTILITY POLE
- GUY WIRE
- EXISTING BOLLARD
- TRAFFIC SIGNAL/LIGHTPOLE
- FOUND MONUMENT AS DESCRIBED
- FOUND SPIKE & WASHER, STAMPED "LS 8645", PER R1, HELD TO ESTABLISH CL
- FOUND LEAD TACK & TAG, STAMPED "LS 8645", PER R1, HELD TO ESTABLISH R.O.W.
- EXISTING BUILDING WITH OVERHANG



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DATE	REVISIONS	BY

ALTA/NSPS LAND TITLE SURVEY

20920 CHICO STREET, CITY OF
CARSON, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

PROJECT NUMBER: 21-116
DWG NAME: 21-116 WELBE CARSON
PREPARED BY: EG/AM DATE: 11.02.2021
CHECKED BY: JAA/WWW DATE: 11.02.2021
REVISION SHEET
0 2 OF 2

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ATLAS GEOSPATIAL WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ATLAS GEOSPATIAL. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS GEOSPATIAL IS FORBIDDEN.

PRELIMINARY LANDSCAPE PLAN NOTES

1. THE INTENT FOR THE LANDSCAPING ON THIS BUILDING AND TENANT IMPROVEMENTS RENOVATION PROJECT IS TO RETAIN THE EXISTING LANDSCAPING TO THE EXTENT POSSIBLE. TREES AND SHRUBS ADJACENT TO BUILDING AND SITE RENOVATIONS SHALL BE PRUNED AS NECESSARY FOR RENOVATION CLEARANCE AND PROTECTED FROM CONSTRUCTION OPERATIONS INCLUDING PROVIDING ON-GOING WATERING AND MAINTENANCE.
2. EXISTING IRRIGATION SYSTEM SHALL BE CHECKED AND, IF NECESSARY, REPAIRED FOR PROPER AUTOMATIC IRRIGATION OF PLANTING AREAS.
3. EXISTING LANDSCAPE AREAS SHALL BE CLEARED OF WEEDS AND TREES AND SHRUBS SHALL BE PRUNED FOR SIZE AND GENERAL STRUCTURE AS NEEDED.
4. ALL SHRUB BEDS SHALL RECEIVE A FRESH LAYER OF BARK MULCH DRESSING.
5. SHOULD EXISTING PLANT MATERIAL IN PLANTING BEDS TO REMAIN BE REMOVED OR DAMAGED DURING RENOVATIONS, IT SHALL BE REPLACED WITH LIKE OR SIMILAR AS IS AVAILABLE MATERIAL.
6. REFER TO THE ARCHITECTURAL AND CIVIL PLANS FOR BUILDING, PAVING, AND SITE RENOVATIONS.



P1 - Corner of E. Dominguez and Chico Streets



P2 - E. Dominguez Street - View of North Building



P3 - Chico Street - View of West Building



DELTA	DATE	REVISIONS



EXISTING LANDSCAPING

SENIOR CARE CENTER
20920 CHICO STREET, CARSON, CA 90746



DRAWN	DFM
CAD FILE NAME	Prelim
DATE	12-22-21
SCALE	1" = 10'
JOB NO.	C-115-21
SHEET	L1
OF	1 SHEETS

